

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS SB-23 and SB-28
NON-URBAN RENEWAL AREAS
SOUTH BOSTON, MASSACHUSETTS

WHEREAS, the South Boston Revival Committee requested that the Authority aid in the development of low income sales housing in the South Boston area; and

WHEREAS, the South Boston Revival Committee has selected Mr. Austin O'Toole to develop low income sales housing in South Boston; and

WHEREAS, Mr. Austin O'Toole, Trustee of the Shelter Realty Trust, has expressed an interest to develop two-, three-, and four-bedroom housing units in South Boston;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Shelter Realty Trust be and hereby is designated as developer of Parcels SB-23 and Parcel SB-28.
2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Shelter Realty Trust possesses the qualifications and financial resources necessary to acquire and develop Parcels SB-23 and SB-28;
4. That the plans and specifications for the improvements to be developed on said parcels are found acceptable.
5. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver Land Disposition Agreements between the Authority as Seller and Shelter Realty Trust as Buyer, providing for the conveyance by the Authority of said Parcels in consideration of a purchase price approved by the Authority and the buyer's agreement to develop the property with housing; such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority; that the Director is further authorized to execute and deliver Deeds conveying said property pursuant to such Disposition Agreement; and that the execution and delivery by the Director of such Agreements and Deeds to which a Certificate of this Resolution is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the form, terms, and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

MEMORANDUM

March 19, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: DESIGNATION OF DEVELOPER AND AUTHORIZATION
TO CONVEY PARCELS SB-23 and SB-28
NON-URBAN RENEWAL AREAS
SOUTH BOSTON, MASSACHUSETTS

Last fall, the South Boston Revival Committee, a civic group organized to better the South Boston neighborhood, requested that the Authority aid in the development of low income sales housing in the South Boston area by making available the following two tax-foreclosed vacant lots:

- a. SB-23 located at 219-221 E St., South Boston (1750 sq.ft.)
- b. SB-28 located at-Vacant Lot adjacent to 171 Tudor St., South Boston (4087 sq.ft.)

The Revival Committee screened a number of prospective builders and selected Mr. Austin O'Toole of Cohasset to develop said parcels. Mr. O'Toole, of Greater Boston Builders, Inc., has built approximately 1,000 homes in the past ten years, primarily in the South Shore area. Mr. O'Toole proposes to develop Parcels SB-23 and SB-28 under the name Shelter Realty Trust of which he will be Trustee.

The Developer, Shelter Realty Trust, proposes to build a two-bedroom single family house on Parcel SB-23, and a duplex home consisting of three- and four-bedroom units on Parcel SB-28. The housing units will be pre-built by the Colonial Fabricators Company in their Pembroke plant.

Section 235 financing has been arranged with South Boston Savings. Upon construction, the two-, three- and four-bedroom units will be sold to lower income South Boston families who have or will indicate an interest in purchasing housing units in this area. The Authority staff has approved the proposed developments and is imposing the same development restraints required of all developers.

It is recommended that the Authority designate Shelter Realty Trust as developer of Parcels SB-23 and SB-28, South Boston.

An appropriate Resolution is attached.

Attachment

